

Hyland Greens Newsletter ~ July 2016

PLEASE JOIN US FOR

HYLAND GREENS



Hot Dogs

Nachos

ANNUAL

Games

Friends

Parade

Pool

Fun



Snow Cones

CELEBRATION!

09:00 AM-Children's Parade staging and judging begins at small pool parking lot

09:45 AM- Parade from small pool to big pool with Westminster police and fire

11:00 AM- 01:00PM- Food and Snow Cones available

11:00-11:30-Kids Games

Children's Parade- Children are invited to decorate their wheels (*bikes, trikes, wagons strollers etc...*) with their best Independence Day motif and meet at the small pool parking lot for ribbons. Westminster Police and Fire will then lead the parade of participants over to the big pool. (*The fire truck will not be present if there is an emergency*)

Food- For \$1.00 you can purchase a plate which includes a hot dog, chips, a pickle, popcorn and ice tea or lemonade. New this year we will also be offering \$1.00 Nachos as well. Snow Cones are free!

Kids Games- Games for kids and their parents will be held in the pool and on the sports court.



Please see the "Activities" section in the newsletter for volunteer opportunities. We need some volunteers to make this successful!

Presidents Report

It's time to break out those red, white, and blue swim suits and celebrate the birth of our country with our great neighbors here in Hyland Greens! The children's parade starts at 9:45am this year; if you haven't had an opportunity to attend it's always a wonderful affair with dozens of brightly decorated bicycles following our Westminster Police and Fire personnel from the small pool to the big pool. The parade is followed by games, hot dogs, and snow cones and a good time is always had by all.

For those of you watching the progress of the City's water main replacement project, it appears that all the rain in June has extended the schedule on the project. They anticipate making the final transfers to the new main line in the near term, and begin the concrete and asphalt replacement in the next three weeks. If you have any questions please feel free to call the City's Public Works department at (303) 658-2567 or (303) 658-2500 Monday through Thursday 7am to 6pm. In addition to the water main project, the City's street maintenance department plans to repave the 101st entrance so we should have a nice tidy entrance after they are all through. It has been a busy time for us as well; Julie and Allan finished up the deck and the bathrooms at the big pool, while John Van Royen, Bob Belden, and Bill West finished up the split rail repair project. I would like to say great job everyone, things are looking fantastic!

It has come to our attention that some homeowners have been dumping branches and other lawn waste on HOA property. This practice costs us all money as we have to dispatch Summit to remove the waste, and we ask that all homeowners dispose of this material through American Disposal or the City's tree-limb recycling program. American Disposal will accept up to 3 bundles of branches per week, so long as they are cut to 4 to 5 feet in length. The City accepts tree limbs on the second Saturday of the month, March through November, free of charge to Westminster residents. The drop off point is on the north side of Stanley Lake at 10001 Alkire St. and is open from 8am to noon. Additional information is available at (303) 658-2201. While you're there you can even pick up some mulch for that new planting bed free of charge!

Our annual budgeting meeting is scheduled for August 1st this year, starting at 6pm at Ciancio's. This budgeting meeting is open to all homeowners and is our annual review of the operating expenses and our first look at the projects for the upcoming year. Please understand that we do not approve any projects at this meeting, we simply put together the planning budgets and do some project prioritization. Please feel free to forward project ideas or suggestions to any of us at the Board. I know that the tot lot is likely to be front and center this year, but we need the community to be our eyes and ears to identify those items in need of repair.

Presidents Report continued from page 2...

As always, please feel free to join us for the monthly meeting at Ciancio's at the Hyland Hills Golf course at 7pm on the third Tuesday of the month (this month is the 19th), please feel free to come out and let us know what is on your mind!

Sincerely,
Mike McCurdy
President

July Activities

- The dumpsters at the small pool went rather smoothly in June. Thank you to all who compacted your deposits so there was room for more people to put their refuse in and shame on those of you who used it to get rid of recyclable cardboard.
- Our next event is the 4th of July. Start your day at 9 AM at the small pool parking lot for the Bike Parade or better called the Parade of Wheels. At 9:30 – 9:45 the fire truck is due to arrive to lead everyone to the large pool for hot dogs, nachos, snow cones and games. Bring your sunscreen, towels, and a celebratory spirit.
- For August we will be gathering for National Night Out. See the flyer on that and gather up a team for the scavenger hunt.
- Food trucks seem to be successful. They will be at the park only on both the first and third Tuesdays. We wanted to try having them at the big pool but it is too complicated to try and reserve the parking space that is needed.

See you at the big pool on the 4th!!!!

Bunco

Those of you interested in Bunco.... we will be meeting the 2nd Tuesday of the month. Our next meet will be July 12th, 2016 at 4715 W. 101st Place. RSVP's would be welcome. 303-466-9780 or 720-233-8220 Linda



NATIONAL NIGHT OUT

Tuesday August 2, 2016

Hampshire Park



Come out and meet your neighbors for National Night Out. The food trucks are scheduled to be there and we will have some other events including a scavenger hunt for the older children/teens and possibly some door prizes.

Like last year we expect some law enforcement officers and/or firefighters to stop by to meet residents and answer any questions.

What is National Night Out?

National Night Out is an annual community building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, better places to live.

National Night Out is designed to:

- Heighten crime and drug prevention awareness.
- Bring neighbors together and strengthen neighborhood spirit.
- Make neighborhoods safer.
- Promote positive partnerships between police and fire personnel and the community.
- Generate support for local anti-crime programs.

A total of 28 neighborhoods participated in the 31st annual National Night Out on Aug. 4, 2015 and Hyland Greens was one of them.

"The best way to prevent crime is to know your neighbors & your surroundings. National Night Out triumphs over a culture that isolates us from each other and allows us to rediscover our own communities." Kay Bailey Hutchison, Senator

On the first Tuesday of every August, the City of Westminster joins forces with thousands of communities nationwide to celebrate National Night Out. Citizens, police and fire personnel, businesses, and community leaders come together to communicate with each other and unite against crime.

Neighbors gather for ice cream socials, backyard barbecues and potluck dinners in a variety of locations. Westminster City Council, police officers and firefighters visit these gatherings to socialize and answer questions.

Photo Scavenger Hunt Rules

Teams need to have between **2-6 members** and have one **digital photo taking device** on which pictures can be reviewed (digital camera, smartphone etc....

Team members must be between ages 7-17, adults may go along to supervise however we ask you do not provide assistance.

ALL photos must be taken within the **confines of Hyland Greens**, no leaving the neighborhood.

You will be provided an item which must be on or held up to a team member's face in the photo, a provided number card must also be in the photo as well.

The faces of **ALL** members of the group except the one taking the photo must be in every picture and the item/number card must be clearly seen as well

BE COURTEOUS OF OTHER'S PERSONAL PROPERTY anyone who damages or destroys property will be disqualified and may face other consequences from the property owner.

NO CARS may be used as transportation to get around

You have **90 minutes** to get as many items on the list as possible, they do not have to be in any order

Upon return the photos will be reviewed, the moderator has the last say in the validity of the photograph (*no arguing*)

The team that arrives with the most valid photos first, wins.

All team members must be present upon return before return time is clocked.

NO computer altered photos, anyone found doing this will be disqualified

All photos must be on one device and be as clear as possible (*please let the moderator know if there are extenuating circumstances where this is not possible*)

"NO DUMPING"

Over the years, Hyland Greens has had periodic incidents of homeowners dumping tree, brush, and yard debris from their yards onto the property the Association owns or maintains. Presumably, this has been done to spare the homeowner the labor of carting these materials to the street or to avoid paying excess garbage fees. In the past, this has worked for the homeowner; since the Greenbelts Volunteers or the Maintenance Company have cleaned up this debris. This costs Hyland Greens in both volunteer time and additional fees to the Maintenance Company. That is a cost that is then absorbed by **ALL** homeowners.

Since we have had some continuing violations, the Board has approved 2 things. 1) Placing "No Dumping" signs along the "Ravine" (the area between the Tot Lot and the Assisted Living Center). 2) Having the attorneys go after violators and recovering the entire costs for investigating the dumping, the cost for collecting, and the costs for cleaning it up. This applies to the Ravine and all other areas in Hyland Greens. There was some joking at the Board Meeting about using DNA tests to tie dumped debris to specific homeowner's vegetation.

The message is clear. Please, don't dump your yard debris (or other materials) on Hyland Greens property. The Association is no longer going to pay for your laziness or transference of costs. Please do not get in a position where you have to pay for the Hyland Greens costs for disposal plus the lawyer costs for the collection and expert investigation to prove it was you who dumped; it will not be cheap. Please just be courteous to your Hyland Greens neighbors and **do not dump.**

John Van Royen, Greenbelts Volunteer

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Your HOA Board of Directors

President: Mike McCurdy, 303-466-8790
President@hylandgreens.com

Vice President: Dane Ernsberger, 303-736-9876
Vicepresident@hylandgreens.com

Treasurer: Justin Young, 720-570-2032
Treasurer@hylandgreens.com

Secretary: Julie Oldham 303-424-4193
Secretary@hylandgreens.com

Greenbelts: Bill West, 303-469-4021
Dean Gutmueller, 303-460-9155

Pools: Allan Meers, 303-460-3875

Covenants: Gerry Mooney, 303-469-4220
Mark Mischke, 303-635-1948
Marianne Clark

Activities: Linda Mollard, 303-466-9780
Andrea Clem

**First Hyland Greens Homeowners
Association**

Managed by:
HAVEN Property Managers & Advisors
1000 S. McCaslin Blvd., Suite 300
Superior, CO 80027

Shanna Massier, Community Manager
Smassier@havenpm.com
(303) 530-0700 ext. 123

**Abigail Snyder, Assistant Community
Manager**
Asnyder@havenpm.com
(303) 530-0700 ext. 124

www.HylandGreens.com

May 26th thru June 28th ACC Requests

- 1 Driveway / Walk Request
- 1 Landscaping Request
 - 3 Other Requests
 - 3 Painting Requests
 - 5 Roof Requests
- 1 Solar Panel Request
- 1 Window Request

Babysitting/ Housesitting/ Pet Care/ Lawn Care

Send your information and we'll list Hyland Greens residents aged 18 and younger for free. Written parental consent is required for minors to publish their personal information. Contact Abigail Snyder at HAVEN Property Managers & Advisors at asnyder@havenpm.com or 303-530-0700 ext. 124 for more information. Please keep us updated with any changes to your information.

NAME	AGE	PHONE	CPR?	COMMENTS
Sydney Small	14	303-424-4193	Yes	Sydney has completed the Red Cross Babysitting Class.
Carissa Elston	15	303-410-0530	No	Available for babysitting, pet sitting, plant sitting , and watering.
Ruby Maldonado	15	303-726-3406	No	Available evenings and weekends.
Daniel Mayer	14	303-480-0537	No	Housesitting, Pet care, Plant care, Watering, Mowing, Raking, Lawn raking, Snowshoveling.
Layla Teague	13	303-549-0849	Yes	Babysitting certified, lawn work, petcare, house sitting.
Audrey Sheldon	16	303-765-4513	Yes	Completed Red Cross Babysitting Class.
Graham Sheldon	14	303-765-4513	No	House sitting, pet sitting, mowing, raking leaves, general lawn clean up.
Ben Schwartz		303-905-6979	No	Pet sitting, house sitting, Neighborhood References available.
Marian Bettinger	15	303-466-5407	No	Babysitting and pet sitting.
Peter Bettinger	14	303-466-5407	No	Pet sitting, lawns, yard work, and snow shoveling



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First Hyland Greens Association

Board of Directors Meeting

June 21, 2016; 7:00 – 9:00 pm

Hyland Hills Golf Clubhouse

9650 Sheridan Blvd., Westminster, Colorado 80021

MEETING MINUTES – DRAFT

Call Meeting to Order with a Quorum of Directors

The meeting was called to order at 7:00 PM.

President: Mike McCurdy, Vice President: Dane Ernsberger, Secretary: Julie Oldham, Treasurer: Justin Young, Covenants Committee: Gerry Mooney, Greenbelts Committee: Dean Guttmueller, Pool Committee: Alan Meers, Activities Committee: Linda Mollard and Andrea Clem were present. Marianne Clark, Andrea Clem, and Mark Mischke, Bill West were absent. Shanna Massier represented HAVEN Property Managers & Advisors.

Approval of May 17, 2016 Summary Minutes

Julie Oldham made a motion to approve the minutes of the May 17, 2016 Board meeting with one correction. Gerry Mooney seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present- 5 minute presentations

Homeowner Candis Chain was present to discuss her concerns about a camper and the possibility that a home in Hyland Greens is being used as a business inconsistent with the covenants and the neighborhood.

Homeowner Isaac Luce was present, distributed information regarding raising chickens and offered to send an electronic copy of the information to HAVEN. Isaac is very interested in a covenant amendment that may afford Hyland Greens homeowners this opportunity.

Homeowner Chris Rosauer was present to appeal an

Homeowner John Van Royen was present to discuss homeowner dumping debris in the community and several Greenbelt volunteer projects.

President

Ratification of Electronic Voting

“To permit extended family to participate in swimming lessons provided at the pool”. Motion and second. Passed 11-0-2 with two abstentions.

The Board of Directors went on to discuss liability issues relating to the pools and that a “Release of Liability Waiver” be prepared and then utilized for anyone seeking swim lessons at one of the First Hyland Greens pools. Mike McCurdy made a motion authorizing the Association’s attorney to draft such a waiver and review the two pool contracts to insure that the proper verbiage with regard to liability is included. Chuck Smith seconded. Motion carried unanimously.

Homeowner Reporting

Mike McCurdy reiterated his request that Board members encourage homeowners with concerns to contact HAVEN so that all complaints can be documented and tracked. There have been situations where a complaint has been lost or delayed when a Board member becomes the “messenger”, which only amplifies the problem from a homeowner perspective.

Homeowner Dumping

Mike brought up the topic of those homeowners who are dumping yard debris onto the Association’s property and then expecting that the Association or landscape contractor will assume responsibility and the cost of disposal. Dumping onto HOA property is not permitted, and the Board agreed that homeowners caught engaging in this activity should be prosecuted to the full extent available. John Van Royen offered to purchase signage to this effect and write a newsletter article for inclusion in the next edition. Mike thanked John and authorized the purchase of 4 signs.

Trash Services

Shanna Massier provided a brief update on the trash services. Participation for the second six months of service is close to 275 and final counts will be available shortly. American Disposal has been working to distribute new containers to those new participants who have requested.

Tree Planting and Memorials

The newly planted tree and memorial on 101st Circle were discussed. Neither Bill West nor Shanna Massier have been able to reach the homeowner who is believed to have planted the tree and therefore Mike asked Shanna to prepare a letter and send.

The Board also discussed adopting a policy for Memorials in the Community. John Van Royen stated that the current Covenants do not allow for homeowners to plant or place any item (even temporarily) on the Association's Common Area without Homeowners Association approval. The Board of Directors agreed to maintain this stance moving forward until a time where they could consider the options for tree donations and/or memorials.

Holtzclaw Property

Gerry Mooney raised questions about the condition of the property on the west side of Sheridan and asked if HAVEN could prepare a letter to be sent to the City concerning liability, and the general eye sore that this property has become. Shanna Massier will prepare a letter.

Open Forum Items

As a follow up to the homeowner items discussed under Open Forum, Mike McCurdy requested the following:

- Shanna to follow up on camper concerns and research issues relating to home business matters. Both to be included on July 2016 Board meeting agenda.

- Electronic copies of ACC application and blueprints to be forwarded to all Board members for review. Board members should review documents, site and come prepared to July Board meeting to vote.

- Possible covenant amendment documentation to be distributed to all Board members for review and held by covenants committee for rewrite consideration.

- HAVEN to facilitate (if necessary) the purchase of four "No Dumping" signs to be installed by Greenbelt Committee Volunteers.

Treasurer

Financial Statements

Justin Young provided a report on the financial statements for the period ending May 31, 2016. First Hyland Greens has assets totaling \$208,227.39 in the operating accounts and \$457,561.14 in the reserve accounts. The \$100,000 transfer from the operating to the reserve account was completed in May 2016.

FY2015 Audit

The FY2015 audit draft was presented and reported. With no questions raised, Justin made a motion to approve the draft for finalization. Allan seconded. Motion carried unanimously.

FY2017 Budget Meeting

The budget meeting was scheduled for Monday, August 1, 2016 beginning at 6:00 PM. Pending availability, this meeting will be held at Hyland Hills Golf Clubhouse.

Activities

4th of July Volunteers

Linda Mollard solicited a request for volunteers to help with the 4th of July Parade and BBQ. She asked for Board members to provide coolers for ice, assistance purchasing products for the event and help with cleaning up the BBQ grill on Sunday. Several Board members and homeowners present offered to assist.

Security for Pool Storage Room

Linda brought up the subject of security in the pool storage room and some frustration for HOA items not having been returned to storage after use. The Board agreed to revisit security requirements when the pool fence project resumes and after the pool closes.

National Night Out

Scheduled for August 2, 2016, Linda expressed her enthusiasm for this event. Both the police and fire departments are slated to make an appearance during the event and Linda has several fun activities including a scavenger hunt planned.

Meeting Minutes Continued from page 9...

Dumpster Services

The dumpster service was well received and many homeowners participated. Three full dumpsters were filled with debris and hauled away.

Pools

Pool Opening

Allan Meers reported that the cooler weather created a softer opening this year than in previous years, however the pools are now running at full capacity.

Happy Birthday Small Pool

Allan provided a bit of history in acknowledging that the small pool was built in 1976 and is now 40 years old!

Closing Options

Allan presented several options for closing the big pool and scheduling the 4th annual dog paddle. After discussion, Allan made a motion to extend the pool schedule at the big pool one week and hold the dog paddle on the last day – September 11, 2016. Linda Mollard seconded. Motion carried 10-1.

Projects

Julie Oldham provided a Project Report and indicated that the big pool restroom remodel is close to being complete. She will soon begin considering projects for FY2017 and encouraged Board members to forward their ideas for projects to her in anticipation of the upcoming budget meeting.

Greenbelts

Gerry Mooney shared some of the projects that the Greenbelt Committee and volunteers have been involved in including removal of some of the Russian olive trees near the tot lot, assistance with the recent split rail fence project and providing input and sweat equity to position the BBQ on the new big pool deck.

Adjournment

Julie Oldham made a motion to adjourn that meeting at 9:10 PM. Dean Guttmueller seconded. Motion carried unanimously.





INNOVATIVE

Real Estate Group

Wendy Atkinson

Broker Associate

CRS, GRI, SFR



Web Site: www.WendyAtkinson.com
E-mail Address: wendy@wendyatkinson.com

June 2016
303-465-4798

Decluttering is Good Whether You Move or Stay!

Since it might actually be spring, my thoughts are turning back to spring cleaning. Spring cleaning for me always starts with decluttering. We all accumulate stuff - stuff we don't use, stuff we don't need, stuff the kids don't want or need. Some stuff is out for all the world to see, but some of the stuff lurks in closets, junk drawers, under beds, in the attics and basements of our homes. There are a million excuses to keep things - the tapes are already running in my head. But here are some thought changers that could help you move forward and let some of the stuff go.

Clothes - Clothes are hard to let go. This is still "good". I will wear this some day when I lose/gain weight. It could come back in style. Those are some of the arguments for keeping clothing I don't need. Here are some blockers to those thoughts. If you haven't worn something in 2 years, it is not a favorite item. It goes in the donations bag. If something is too big, you probably don't want to wear it again. Get rid of those clothes as motivation to maintain your weight loss. If something is too small, it goes in the donations bag. When you get to that size again, treat yourself to new things - you earned it!

Unfinished Projects/Hobbies - I have several unfinished craft projects that should let go. It bugs me that they are not done, but I am not interested enough in the final outcome to finish them. Some ideas for disposal are donating supplies and materials to schools. Ask crafty friends if they want to take on the projects. Try selling or giving things away on Craigslist. If all else fails and you have stuff nobody wants, in the trash with it!

Paperwork - Tax returns, bank & credit card statements, financial statements are all papers that accumulate. I have financial statements for accounts that have been closed for several years. Those go in the shredder! You need 3-7 years of tax returns and the rest - shredder. Real estate documents should be kept until you sell the house.

My sister is getting ready to sell her home in Texas. As she was going through her stuff, she acknowledged that a lot of it very important to her at one time. But faced with putting it in a box and moving, she realized that the importance was no longer there. 3 large bags of treasure went to Goodwill and 3 more to the trash.

If you are saving things for someone, check in with them to see if they want them. You may find what my sister found - the things are not important any more and they can go. Decluttering will make your space more comfortable whether you stay in your home or move. If you are ready to put your house on the market, call me and I will help you get your decluttering underway to have your home looking and feeling spacious! I can be reached at 303-465-4798 or wendy@wendyatkinson.com

Current Listings are ALL Sold!

I have 2 properties coming on the market at the end of May or early June. Now is the time to get pre-approved for a loan, so you can make an offer when they hit the market because they won't last long!

FHA/VA Eligible 2 story Townhouse in Denver

2 bedrooms, 2 baths, no garage

1,440 Sq. Ft. including the basement

Will have a new roof

In the \$200K range

The preferred lender for this property is Andrew Toof at Mountain West Financial. Andrew can be reached at 720-502-1109.

\$225k - 3250 E. 103rd Place #808, Thornton

2 bedrooms, 2 baths, 1 car attached garage

1,223 square feet, Ranch style on second floor

Granite counter, SS appliances, tile floor in kitchen

Open house Saturday, May 28th from 2:00 PM - 4:00 PM

The preferred lender for this property is Belinda Sawyer at Mountain West Financial. Belinda can be reached at 720-502-1116.

If you want more information on these properties, let me know and I will send you listing details when they go on the market. Call me a call at 303-465-4798 or drop me an e-mail.

Lucky Buyers!

Market timing for stocks or real estate will take a bit of luck. Zillow recently listed the top 10 markets with the nation's luckiest buyers - most equity gains in the shortest amount of time. The Denver market was ranked #9 with the luckiest buyers being those who purchased a home in August 2011 (the bottom of our market) at an average price of \$207,300. The current average value of a home is estimated at \$324,500 - a value growth of 56.5%!

Let me know if you would like to cash in - gains on your primary residence are most likely to be tax free making you doubly lucky!

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- Louis Glickman



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The Hyland Greens Newsletter

The Hyland Greens Newsletter is published each month, except January, using articles that are sent to us by the HOA Board and Homeowners. Our network of volunteers includes six block captains and 35 block reps who distribute your copy. Each issue should be delivered to your door during the first few days of the month. If you miss a copy please contact HAVEN Property Managers & Advisors.

Disclaimer: Advertisement in the Newsletter should not be construed as an endorsement for products/services.

This Newsletter is published as an information resource to benefit the residents within the First Hyland Greens Association.

Letters to the Editor

Letters to the Editor are the opinions of the writer, and are not necessarily the opinions of the Hyland Greens HOA. To be considered for publication, letters to the editor must include the writer's full name, address and daytime phone number. Your name will be printed with your letter.

Newsletter Deadlines

Articles and ads for each issue must be received by the 15th of the preceding month. Ads should be emailed as an attachment in jpg format and appear as you want it to appear in the newsletter.

Please contact the Newsletter Department at HAVEN Property Managers & Advisors: manager@havenpm.com or 303.530.0700.

Ad Rates:

	Resident	Non-Resident
1/8 page	\$11.00	\$13.00
1/4 page	\$19.00	\$21.00
1/2 page:	\$31.50	\$42.00
Full page:	\$42.00	\$52.00

First Hyland Greens Website:
www.hylandgreens.com



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4795 W 102nd Ave
 \$450,000 Active

5060 W 98th Ct
 U/C \$424,824



4692 W 103rd Cir
 \$425,000 Active

4735 W 101st Pl
 U/C \$389,900



HYLAND GREENS ACTIVITY

Sold	9831 Xavier Ct	\$444,000
Sold	9953 Wagner Lane	\$469,824
Sold	4715 W 103rd Cir	\$509,400
Sold	4811 W 99th Ave	\$408,000
Sold	5061 W 101st Cir	\$351,000
Sold	4685 W 102nd Pl	\$365,000
Sold	9951 Yates St	\$425,000
Sold	10170 Vrain Ct	\$415,000
Sold	4820 W 99th Ave	\$400,200
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Sold	4682 103rd Cr	\$423,500
Sold	10220 Zenobia Cir	\$380,500
Sold	9920 Winona St	\$430,000

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TWO - WAY TALK

Seamlessly speak with anyone at your door via the built-in speakers and microphone.

MOTION DETECTION

Motion sensors activate the camera and trigger instant mobile alerts when movement is detected.

DUAL POWER

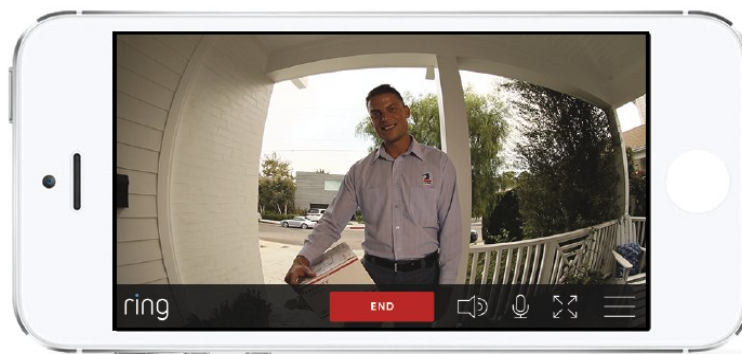
Connects to existing doorbell wiring, or runs off the built-in battery for total convenience.

CERTIFIED FOR OUTDOOR USAGE

Never worry about your unit being damaged by heat, humidity, rain, sleet, or snow.

LIFETIME PURCHASE PROTECTION

If your Video Doorbell is stolen, we'll replace it free of charge.

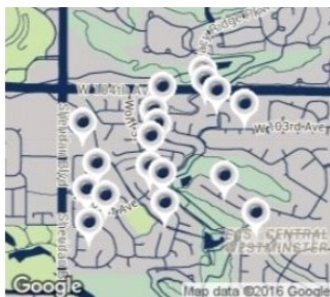




Just Sold! Let Me Help You Sell Yours.

Hyland Greens Market Report

This is just part of a market report I provide my clients on a monthly basis to help them evaluate and track the value of their property. It contains extensive information regarding properties in their area that are currently for sale or recently sold. The values represented are from the MLS. If you would like a personalized and more detailed version which reflects your personal property, please contact me for your complimentary subscription. Your home is most likely your greatest financial asset. I want to make sure you are 'in the know'!



CURRENTLY FOR SALE

Avg. Days on Market: 84 Days
Listings Currently for Sale: 13
Newest Listing: 06/10/2016
Shortest/Longest: 4 Days / 647 Days

RECENTLY SOLD

Avg. Days to Sell: 106 Days
Total Sales: 9
Last Sale: 05/31/2016
Shortest/Longest: 33 Days / 325 Days
Months of Supply: 4.33**

**Estimated time to sell current listing inventory.
6 months is considered a balanced market

Dear Hyland Greens Homeowners,

Summer in Hyland Greens is such a joy. From the lush foliage of our mature landscape to the friendly neighbors, this is a great place to live. From May 2015 to May 2016, our home values went up another 9%. 199 homes sold in May in Westminster, proving others recognize the value of living here. Unfortunately, the number of contracts falling is also going up. 25% of all offers on homes fail to close.

As an experienced professional who has helped many of your neighbors sell their homes, I know how to handle every aspect of the sales process with high quality service. Contact me when you are



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A+Realty Group



TIME TO SELL

HOMES are going **Quick!**

Multiple offers

.....and above asking price!

Hurry call now if you are planning on selling.

Your neighborhood Realtor and friend

Joanne Barron

303-469-1039 or 720-273-7685